

REQUEST FOR COUNCIL ACTION

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MEETING
DATE: 10-06-03

AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-13
ITEM DESCRIPTION: Final Plat #03-07 to be known as Stonehedge Estates Second, by Stonehedge Land Development, LLC. The Applicant is proposing to subdivide approximately 21.34 acres of land into 51 lots for single family development and 2 Outlots. The Plat also proposes to dedicate new public roadways. The property is located north of East Circle Drive, east of the Northwood Hills Second Subdivision and allow for a connection to 35 th Street NE.		PREPARED BY: Theresa Fogarty, Planner

September 30, 2003

Planning Department Review:

See attached staff report dated September 30, 2003, recommending approval subject to the following conditions:

- Prior to recording, the final plat shall be revised, as follows:*
 - Change Stonepoint Drive NE to "Stone Point Drive NE" (two words).*
 - Label the roadway located between Blocks 1 & 2 as "Stone Point Drive NE".*
 - Change the roadway located between Blocks 2 & 3 labeled as Jasper Place NE to "Jasper Court NE".*
 - Label the roadway located between Blocks 6 & 7 as "Cameo Place NE".*
- A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the September 29, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.*
- The proposed stormwater system shall be reviewed by the MNDNR and TEP to determine if it will minimize future stormwater impacts to the calcareous fen/wetland.*
- A Development Agreement has been executed for this Property. Execution of an amendment to the Development Agreement is required prior to recording the Final Plat. Said amendment shall address the Owner's obligations regarding Transportation Improvement District (TID) charges, as well as, Stormwater Management, access and wetland issues.*
- A Storm Water Management Fee shall apply for the benefit of participation in the City's Storm Water Management Plan, for any areas of this proposed development that do not drain to a privately constructed permanent detention facility, built to serve this property.*
- Pedestrian Facilities (concrete sidewalk) shall be required along both sides of all new public roads within this property, including Outlots and within any required mid-block pedestrian connections.*
- Construction of a temporary turn-around is required on the temporary easement that has been dedicated at the northerly extent of Stone Point Drive NE.*
- Parkland dedication shall be met as outlined in the September 22, 2003 memorandum from the Rochester Park and Recreation Department.*

Council Action Needed:

- If the Council wishes to proceed, it should instruct the City Attorney to prepare a resolution with findings supporting their decision.*

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

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STONEHEDGE ESTATES SECOND SUBDIVISION

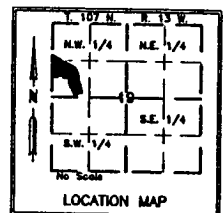


MONUMENTS

- Set 1/2" Rebar
 - Set 3/4" Iron Pipe
 - Found Monuments (Pgs. 104, 105)
- All monuments set have a plastic cap stamped L.S. 41887.

BEARINGS

Bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.



NUMBER	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	28.79	02°51'12"	1833.00	28.79	289°59'58"
2	89.18	02°38'54"	1833.00	89.18	287°49'51"
3	88.82	02°38'08"	1833.00	88.81	300°19'12"
4	24.38	00°43'25"	1833.00	24.38	301°58'57"
5	31.23	00°14'44"	217.00	31.30	118°14'17"
6	70.11	16°11'41"	283.00	68.83	301°12'45"
7	85.82	17°20'06"	283.00	85.30	318°58'38"
8	85.82	17°20'07"	283.00	85.30	334°18'48"
9	86.45	07°48'18"	283.00	86.42	348°58'27"
10	44.47	11°44'37"	212.00	44.36	148°00'58"
11	121.88	02°40'57"	1230.00	121.84	255°58'50"
12	118.18	02°50'10"	1170.00	118.12	256°13'00"
13	104.84	05°07'31"	1172.00	104.80	247°31'58"
14	86.78	04°30'55"	1228.00	86.75	247°48'20"
15	57.88	11°44'27"	283.00	57.88	185°05'52"
16	71.85	18°58'18"	217.00	71.51	341°28'57"
17	143.47	37°52'54"	212.00	140.87	312°03'22"
18	32.83	25°04'41"	75.00	32.57	181°34'26"
19	54.71	25°04'41"	125.00	54.28	181°34'26"
20	40.73	08°14'44"	283.00	40.88	118°14'17"
21	74.07	34°47'07"	132.00	72.94	186°23'48"
22	24.01	10°58'50"	138.00	23.86	184°30'38"
23	74.06	23°50'17"	178.00	73.53	201°54'12"
24	180.35	05°50'30"	1847.00	180.27	288°28'24"
25	15.83	17°33'08"	62.00	15.87	170°15'14"
26	22.40	28°40'51"	52.00	22.23	149°38'36"
27	26.89	48°17'38"	52.00	26.72	168°51'01"
28	23.53	58°58'51"	52.00	23.39	232°23'18"
29	56.74	58°54'24"	52.00	48.75	288°43'50"
30	87.73	74°37'38"	52.00	63.04	172°50'50"
31	8.04	08°51'31"	52.00	8.03	218°50'33"
32	26.94	28°41'00"	52.00	26.64	206°25'50"
33	11.39	12°32'58"	52.00	11.37	185°18'50"
A	210.84	06°21'29"	1800.00	210.73	118°10'54"
B	35.58	08°14'44"	250.00	35.35	118°14'17"
C	248.07	58°51'10"	250.00	238.02	142°37'38"
D	51.23	11°44'27"	250.00	51.14	182°00'52"
E	178.28	08°30'41"	1200.00	178.10	75°54'38"
F	140.01	06°41'08"	1200.00	138.83	248°18'48"
G	43.77	25°04'41"	100.00	43.42	181°34'35"
H	91.87	34°47'07"	150.00	88.67	196°25'48"

UTILITY EASEMENT DEFINED

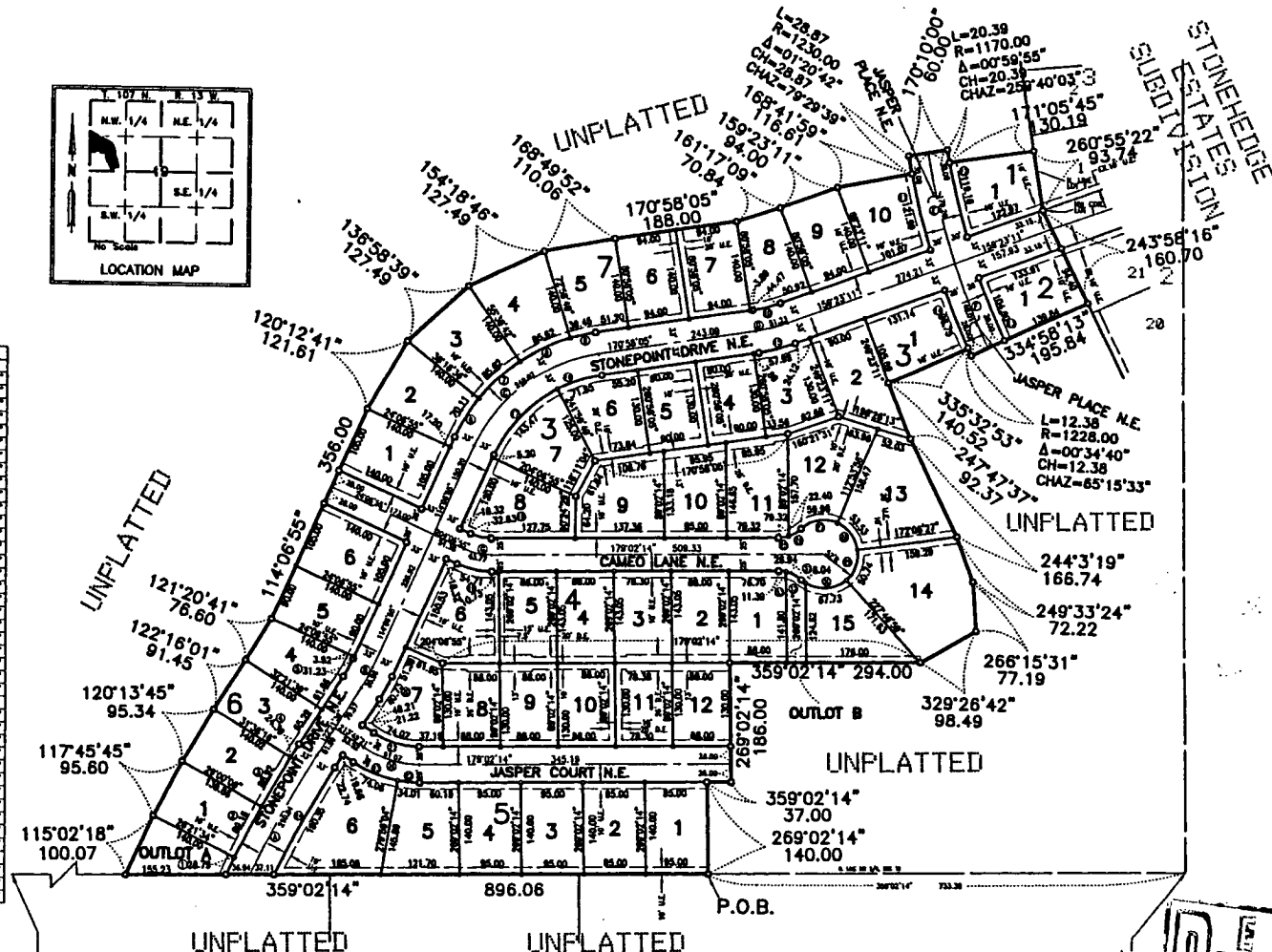
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and fencing on said easement.

U.E. = UTILITY EASEMENT

DRAINAGE EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

D.E. = DRAINAGE EASEMENT



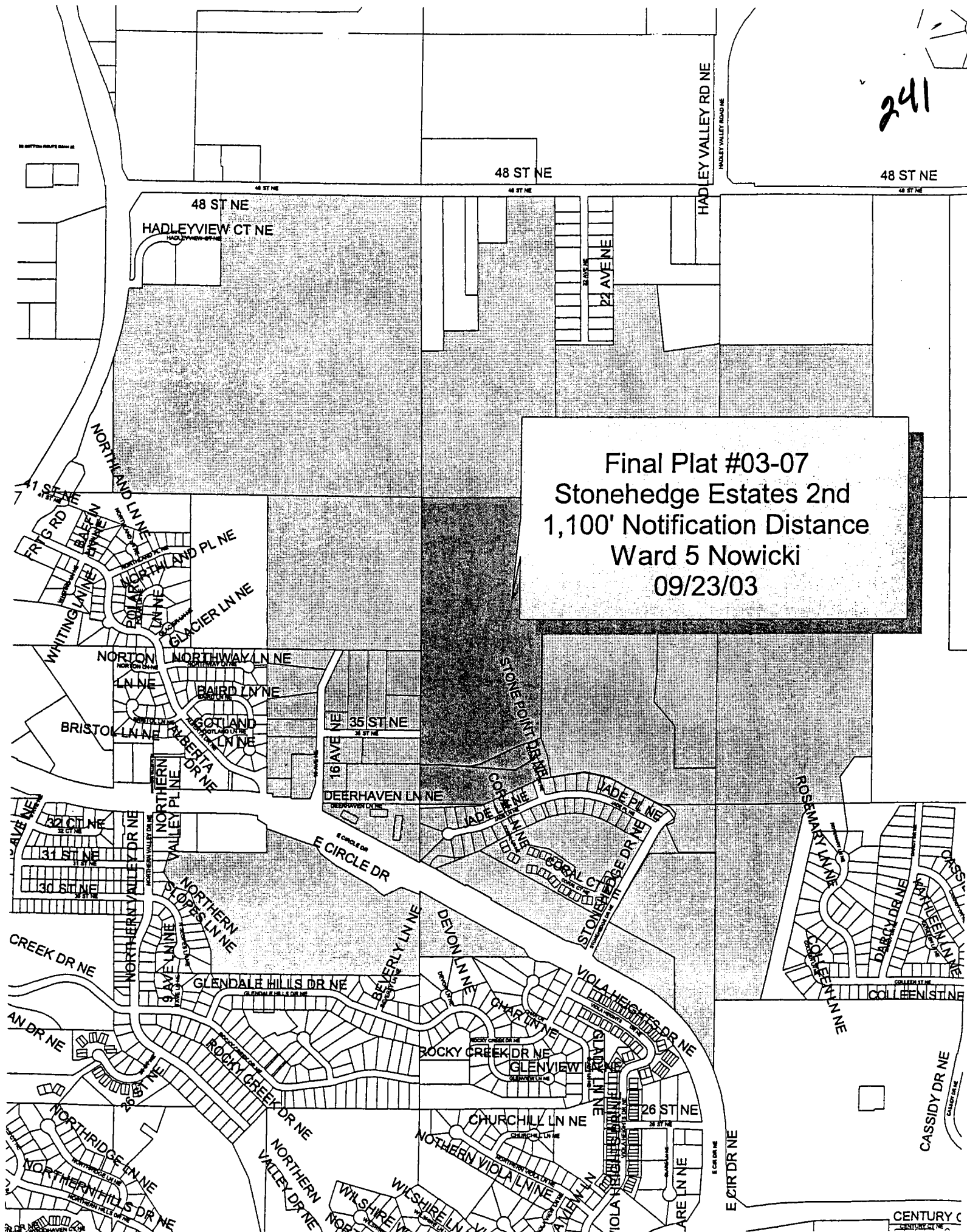
ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

212 THIRD AVENUE SUITE 1411
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612.338.2000
FAX 612.338.0000
WWW.YAGGYCOLBY.COM



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Final Plat #03-07
Stonehedge Estates 2nd
1,100' Notification Distance
Ward 5 Nowicki
09/23/03





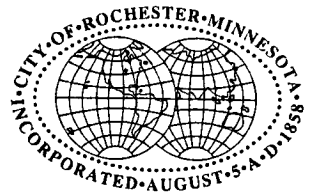
ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

Olmsted

www.olmstedcounty.com/planning



TO: Rochester Common Council

FROM: Theresa Fogarty, Planner

DATE: September 30, 2003

RE: Final Plat #03-07 to be known as Stonehedge Estates Second, by Stonehedge Land Development, LLC. The Applicant is proposing to subdivide approximately 21.34 acres of land into 51 lots for single family development and 2 Outlots. The Plat also proposes to dedicate new public roadways. The property is located north of East Circle Drive, east of the Northwood Hills Second Subdivision and allow for a connection to 35th Street NE.

Planning Department Review:

Applicant/Owner: Stonehedge Land Development, Inc.
5 Kurths Bay Court
Zumbro Falls, MN 55991

Surveyors/Engineers: Yaggy Colby Associates
717 Third Avenue SE
Rochester, MN 55904

Referral Comments: Rochester Public Works Department
Rochester Park & Recreation Department
Planning Department – GIS Division
Planning Department – Wetland LGU Representative

Report Attachments:

1. Location Map
2. Copy of Final Plat
3. Referral Comments (4 letters)

Development Review:

Location of Property: The property is located north of East Circle Drive and east of the Northwoods Hills Second Subdivision.

Zoning: The property is currently zoned R-1 (Mixed Single Family) district on the City of Rochester Zoning Map.

Proposed Development: This development consists of approximately 21.34 acres of land to be subdivided into 51 lots for single family development and 2 outlot.



Roadways:

This plat proposes to dedicate right-of-way for the continuation of one roadway and five new roadways.

The first roadway labeled "Stonepoint Drive NE" is a continuation from the south and is designed with a 66' right-of-way. This roadway is illustrated incorrectly. Change Stonepoint Drive NE to "Stone Point Drive NE" (two words). The short stretch of roadway between Blocks 1 & 2 is missing the roadway designation. Label the portion of this roadway "Stone Point Drive NE". Construction of a temporary turn-around is required on the temporary easement that has been dedicated at the northerly extent of Stone Point Drive NE.

The second roadway labeled "Cameo Lane NE" and is designed with a 50' right-of-way, ending in a cul-de-sac with a 52' radius.

The third roadway labeled as "Jasper Court NE" is designed with a 56' right-of-way. This roadway allows for the future connection to 35th Street NE.

The fourth roadway labeled as "Jasper Place NE" is designed with a 60' right-of-way on the east side and a 56' right-of-way on the west of the intersection with Stonepoint Drive SE. The roadway running west from Stone Point Drive NE should be renamed to "Jasper Court NE".

The roadway located between Blocks 6 & 7 is missing the roadway designation. Label this roadway as "Cameo Place NE".

Pedestrian Facilities:

Pedestrian Facilities (concrete sidewalk) shall be required along both sides of all new public roads within this property, including Outlots and within any required mid-block pedestrian connections.

Drainage:

Grading and Drainage Plans have been approved by Rochester Public Works Department. Execution of an amendment to the Development Agreement is required prior to recording the final plat. The amendment will address the Owner's obligations regarding Transportation Improvement District (TID) charges, as well as, stormwater management, access and wetland issues.

A Storm Water Management Fee shall apply for the benefit of participation in the City's Storm Water Management Plan, for any areas of this proposed development that do not drain to a privately constructed permanent detention facility, built to serve this property.

Drainage (Continued):

Off-site drainage and utility easements have been executed for this development.

Wetlands:

Minnesota Statutes now requires that all developments be reviewed for the presence of wetlands or hydric soils. A Wetland Delineation has been carried out for the property and is on file with the Planning Department. This plat does not include the wetland area previously delineated. The proposed stormwater system will need to be reviewed by the MNDNR and TEP to determine if it will minimize future stormwater impacts to the calcareous fen/wetland.

Public Utilities:

Final utility plans have been approved.

Spillover Parking:

As per Section 63.426 of the LDM, all residential development must provide spillover parking for service vehicles and visitors. This development requires 62 spillover parking stalls. It appears as though the additional parking can be accommodated on the roadways and most likely within private driveways, as well.

Parkland Dedication:

The Rochester Park and Recreation Department recommends that dedication requirements be met via: Deferred land dedication with dedication of Outlot K Stonehedge 2nd preliminary plat to occur at a future date. In addition to the dedication required of this plat, the applicant has deferred dedication of: Stonehedge 1st – 1.05 acres and Stonehedge Townhomes – 1.81 acres. Deeding of the deferred land dedication to occur when the park is accessed via public street or the City wishes to begin development of the site.

General Development Plan:

This property is included within the approved amended General Development Plan (GDP) known as Stonehedge Estates.

Preliminary Plat Staff Review and Recommendation:

A preliminary plat for this area was approved by the Council on April 7, 2003. The approval of the preliminary plat was subject to ten (10) conditions: The conditions are listed below:

1. The Final Plat shall include:

- *Re-routing of watermain and additional easements as required by RPU Water;*
- *Roadway names, approved by the Planning Department Addressing staff;*
- *Dedication of access control along the frontage of East Circle Drive (CSAH 2);*

2. Approval of this Land Subdivision Permit shall allow for phasing of Final Plats through 2009. Phasing of Final Plats shall be modified to meet requirements of Section 64.127 of the LDM.

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3. ***Pond access shall be provided from the west, since crossing the Wetland will not likely be permitted. Access must be provided prior to, or concurrent with, dedicating the future public open space and pond to the City.***
4. ***Parkland dedication for this subdivision shall be met via dedication of Outlot K, with the balance due (if any) to be in the form of cash in lieu of land, subject to meeting the slope and turf requirements as outlined in the February 19, 2003 memorandum from Rochester Park and Recreation. Deeding of the Outlot is to occur when the park is accessed via public street or the City wishes to begin development of the site.***
5. ***Dedication of a Noise Easement will be required for Phase III of the proposed subdivision, prior to recording the Final Plat for Phase III.***
6. ***A Storm Water Management Fee will apply for the benefit of participation in the City's Storm Water Management Plan, for any areas of this proposed development that do not drain to a privately constructed permanent detention facility, built to serve this property.***
7. ***Dedication of off-site drainage and utility easements is required prior to recording the Final Plat for this development.***
8. ***Pedestrian facilities will be required along both sides of all new public roads within this property, including adjacent to Outlots. In addition, the Owner is obligated to construct/pay for the construction of/ a 10 foot wide bituminous pedestrian path along the entire frontage of East Circle Drive, including Outlots, and is obligated to construct any required mid-block pedestrian path connections within this development.***
9. ***Design of roadways shall be modified per February 28, 2003 comments from Rochester Public Works.***
10. ***If portions of this Plat are not serviceable with gravity flow sanitary sewer, those portions shall not proceed with Final Plat until gravity flow sanitary sewer is available, or the City approves the use of a private lift station.***

Planning Staff Review and Recommendation:

The Planning Staff has reviewed the submitted final plat in accordance with the Rochester Zoning Ordinance and Land Development Manual, Section 61.225 and would recommend approval subject to the following modifications / conditions:

1. ***Prior to recording, the final plat shall be revised, as follows:***
 - a. ***Change Stonepoint Drive NE to "Stone Point Drive NE" (two words).***
 - b. ***Label the roadway located between Blocks 1 & 2 as "Stone Point Drive NE".***
 - c. ***Change the roadway located between Blocks 2 & 3 labeled as Jasper Place NE to "Jasper Court NE".***
 - d. ***Label the roadway located between Blocks 6 & 7 as "Cameo Place NE".***

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2. ***A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the September 29, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.***
3. ***The proposed stormwater system shall be reviewed by the MNDNR and TEP to determine if it will minimize future stormwater impacts to the calcareous fen/wetland.***
4. ***A Development Agreement has been executed for this Property. Execution of an amendment to the Development Agreement is required prior to recording the Final Plat. Said amendment shall address the Owner's obligations regarding Transportation Improvement District (TID) charges, as well as, Stormwater Management, access and wetland issues.***
5. ***A Storm Water Management Fee shall apply for the benefit of participation in the City's Storm Water Management Plan, for any areas of this proposed development that do not drain to a privately constructed permanent detention facility, built to serve this property.***
6. ***Pedestrian Facilities (concrete sidewalk) shall be required along both sides of all new public roads within this property, including Outlots and within any required mid-block pedestrian connections.***
7. ***Construction of a temporary turn-around is required on the temporary easement that has been dedicated at the northerly extent of Stone Point Drive NE.***
8. ***Parkland dedication shall be met as outlined in the September 22, 2003 memorandum from the Rochester Park and Recreation Department.***

REMINDER TO APPLICANT:

- ***Prior to development, the property owner will need to execute a City / Owner Contract for construction of all public infrastructure and utilities to serve this subdivision.***

ROCHESTER

— Minnesota —

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TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 9/29/03

The Department of Public Works has reviewed the application for Final Plat #03-07 for Stonehedge Estates Second Subdivision . The following are Public Works comments on this request:

1. A Development Agreement has been executed for this Property. Execution of an amendment to the Development Agreement is required prior to recording the Final Plat. Said amendment will address the Owner's obligations regarding Transportation Improvement District (TID) charges, as well as, stormwater management, access, and wetland issues.
2. A Storm Water Management Fee will apply for the benefit of participation in the City's Storm Water Management Plan, for any areas of this proposed development that do not drain to a privately constructed permanent detention facility, built to serve this property.
3. Off-site drainage & utility easements have been executed for this development.
4. Pedestrian facilities (concrete sidewalk) will be required along both sides of all new public roads within this property, including Outlots and within any required mid-block pedestrian connections.
5. A City-Owner Contract has been prepared for this development, and execution is required prior to construction of public infrastructure.
6. Construction of a temporary turn-around is required on the temporary easement that has been dedicated at the northerly extent of Stonepoint Dr NE.

Development charges and fees applicable to the development of this property are addressed in the Development Agreement and City-Owner Contract with the exception of:

- ❖ Traffic Signs as determined by the City Engineer.
- ❖ TID Charges for 35th St NE & 16th Ave NE – To Be Determined in the Amended Development Agreement

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ROCHESTER PARK AND RECREATION DEPARTMENT
201 FOURTH STREET SE
ROCHESTER MINNESOTA 55904-3769
TELE 507-281-6160
FAX 507-281-6165

MEMORANDUM

DATE: September 22, 2003

TO: Jennifer Garness
Planning

RE: Stonehedge Est 2nd
Final Plat # 03-07

Acreage of plat.....	21.34 a
Number of dwelling units.....	51 units
Dedication	1.24 a
Fair market value of land.....	na

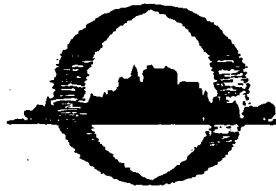
* based on maximum number of units allowed in R-1X. Exact dedication to be recalculated when site plans are submitted for R-1X areas

The Park and Recreation Department recommends that dedication requirements be met via: Deferred land dedication with dedication of Outlot K Stonehedge 2nd preliminary plat to occur at a future date. In addition to the dedication required of this plat, the applicant has deferred dedication of:

Stonehedge 1 st	1.05 a
Stonehedge Townhomes	1.81 a

Deeding of the deferred land dedication to occur when the park is accessed via public street or the City wishes to begin development of the site.

SEP 25



COUNTY OF
Olmsted



Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

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PLAT REFERRAL RESPONSE

DATE: September 29, 2003

TO: Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: Pam Hameister, Wendy Von Wald; Peter Oetliker

**RE: STONEHEDGE ESTATES SECOND SUBDIVISION
FINAL PLAT # 03-07**

UPON REVIEW OF THIS PLAT THE FOLLOWING FEES ARE REQUIRED TO BE PAID BEFORE THE PLAT IS RECORDED. THIS APPLIES TO ALL PLATS RECORDED ON OR AFTER JUNE 1, 2003.

E911 ADDRESSING FEE: \$1020.00 (51 LOTS/ADDRESSES)

GIS IMPACT FEE: \$465.00 (53 LOTS/OUTLOTS)

Notes: 1. Additional E911 Addressing fees may be required upon Site Plan review.
2. Final Plats must be legally recorded before request for address Applications are submitted to E911 Addressing Staff-Rochester/Olmsted County Planning Dept.

A review of the **final plat** has turned up the following **ADDRESS** or **ROADWAY** related issues:

1. Stonepoint Drive as illustrated on Final Plat is incorrect. This roadway name was two words when platted in Stonehedge Estates.

RECOMMENDATION: Change Stonepoint Drive NE to **STONE POINT DRIVE NE**. (Two Words)

2. Short stretch of roadway between Blocks one and two is missing the roadway designation.

RECOMMENDATION: Label roadway as **STONE POINT DRIVE NE**.

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3. Jasper Place NE illustrated between blocks two and three running west from Stone Point Drive NE has an incorrect roadway type.

RECOMMENDATION: Roadway should be **JASPER COURT NE**.

4. Short stretch of roadway running northeast from Stone Point Drive NE between blocks Six and Seven is missing its designation.

RECOMMENDATION: Add roadway designation of **CAMEO PLACE NE**.

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WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS

Application Number: FP #03-07 Stonehedge Estates Second Subdivision

- ☐ No hydric soils exist on the site based on the Soil Survey
- ☐ Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.
- ☒ A wetland delineation has been carried out for the property and is on file with the Planning Department.
- ☐ A wetland delineation is on file with the Planning Department and a No-Loss, Exemption, or Replacement Plan has been submitted to the Planning Department.
- ☐ A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.
- ☐ No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.
- ☒ Other or Explanation:

This plat does not include the wetland area previously delineated. The proposed stormwater system will need to be reviewed by the MNDNR and TEP to determine if it will minimize future stormwater impacts to the calcareous fen/wetland.

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